

IN RE: PETITION FOR ZONING VARIANCE
 5/5 Stevenson Lane, 122' E of
 the c/l of Sonachan Court
 (803 E. Stevenson Lane)
 9th Election District
 4th Councilmanic District

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Case No. 89-29-A

Robert Reynolds Chafey, et al
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet for a proposed 22' x 25' addition as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Robert Chafey, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of August, 1988 that the Petition for Variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet for

a proposed 22' x 25' addition in accordance with Petitioner's Exhibit 1, and is hereby GRANTED, subject, however, to the following restriction:

- The Petitioner may apply for his building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 for Baltimore County

JRH:bjs

CHECKER RECEIVED FOR FILING
 DATE 8/15/88 BY [Signature]

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3353

J. Robert Haines
 Zoning Commissioner

August 3, 1988



Dennis F. Rasmussen
 County Executive

Mr. Robert R. Chafey
 803 E. Stevenson Lane
 Baltimore, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
 5/5 Stevenson Lane, 122' E of Sonachan Court
 9th Election District; 4th Councilmanic District
 Case No. 89-29-A

Dear Mr. Chafey:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 for Baltimore County

JRH:bjs
 Enclosure
 cc: People's Counsel

File

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-29-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.2.B.102.2.C.1.120B.A1 to allow a rear yard setback of 10 feet in lieu of the required 30 feet.

I, or we, do solemnly declare and affirm under the penalties of perjury, that I, or we, are the legal owner(s) of the property which is the subject of this Petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser: _____
 (Type or Print Name)

Signature: _____
 Address: _____
 City and State: _____

Attorney for Petitioner: _____
 (Type or Print Name)
 Address: _____
 City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____

MAP	NE 8A
	3C
	3B
DATE	8/20/88
	BF
	BF

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 11th Date of Posting: 7/6/88

Posted for: Morisco

Petitioner: Robert S. Dillon et al

Location of property: 416 West Rd., 491' x W. Harbor Rd.
726 N. West Rd.

Location of Sign: Facing Newark Rd. across 5' Fr. on SW side
on property of Petitioner

Remarks: _____

Posted by: Matthew Date of return: 7/8/88

Number of Signs: 1

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3353

June 15, 1988



Dennis F. Rasmussen
 County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
 CASE NUMBER: 89-29-A
 5/5 Stevenson Lane, 122' E of c/l of Sonachan Court
 (803 East Stevenson Lane)
 9th Election District - 4th Councilmanic
 HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 10:00 a.m.

VARIANCE to allow a rear yard setback of 10 feet in lieu of the required 30 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County
 cc: File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3353

Date: July 13, 1988



Dennis F. Rasmussen
 County Executive

Mr. & Mrs. Robert Reynolds Chafey
 803 E. Stevenson Lane
 Baltimore, Maryland 21204

Re: Petition for Zoning Variance
 CASE NUMBER: 89-29-A
 5/5 Stevenson Lane, 122' E of c/l of Sonachan Court
 (803 East Stevenson Lane)
 9th Election District - 4th Councilmanic
 HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 10:00 a.m.

Dear Mr. & Mrs. Chafey:

Please be advised that \$101.25 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: 7/29/88 ACCOUNT: R-01-615-000 OURS,

AMOUNT: \$ 101.25

RECEIVED FROM: Robert Reynolds Chafey et al Haines
7/29/88 Zoning Commissioner of
89-29-A County

FOR: Residential zoning variance; filing fee

B 022*****35004 0124F

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 7, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 7, 1988

THE JEFFERSONIAN,

S. Zeker Olson
 Publisher

\$ 33.75

\$101.25

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 Petition for Zoning Variance
 Case Number: 89-29-A
 5/5 Stevenson Lane, 122' E of c/l of Sonachan Court (803 East Stevenson Lane)
 9th Election District - 4th Councilmanic District
 Hearing Date: Thursday, July 28, 1988 at 10:00 a.m. on West Rd. across 5' Fr. on SW side of property of Petitioner
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
 J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 7016 July 7.

Zoning Description
 Beginning on the south side of Stevenson Lane, at a distance of 122 feet east of the center line of Sonachan Court. Being Lot 13, in the subdivision of Sonachan, Book No. 31, Folio 58. Also known as 803 East Stevenson Land in the 9th Election District.

